



# BANNERMANBURKE

PROPERTIES LIMITED



**2 Hazelwood Court, Hawick, TD9 7QF**

**Offers In The Region Of £260,000**



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## Offers In The Region Of £260,000



- VESTIBULE AND HALLWAY ▪ SITTING ROOM ▪ CONSERVATORY ▪ DINING KITCHEN AND UTILITY ROOM ▪ FOUR BEDROOMS, MASTER ENSUITE ▪ FAMILY BATHROOM ▪ FRONT AND REAR GARDENS ▪ DRIVEWAY AND GARAGE ▪ GAS CH AND DG ▪ EPC RATING C

This stunning detached four bedroom family bungalow is a must-see. Situated in an elevated part of town with breathtaking views of the surrounding Borders countryside from Ruberslaw to the Maidens Paps. Presented for sale in immaculate order with a large double glazed conservatory to the rear a real gem. Front and rear gardens are pristine with large patio area, lawn and shrubbed borders. Off street parking in the form of a driveway and single car garage are a great advantage. Hazelwood Court is a quiet cul-de-sac of four bungalows and properties in this area do not often come up for sale.

### Hawick

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

### Hawick Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

This detached bungalow is very well appointed and commodiously proportioned with four bedrooms (one currently used a dining room and master ensuite), family bathroom, dining kitchen and utility room (with access to the garage), beautiful sitting room and large and spacious conservatory. The kitchen is both stylish and contemporary and the decor

throughout is fresh and neutral. The single car garage measures 6.73 x 3.18 and has power and light, an access hatch to a loft space and door to the rear garden. The rear garden is beautifully maintained with large patio area to take in the gorgeous views, lawn, garden shed, log store, mature shrubbed borders and is very private and not overlooked. Viewing is highly recommended to fully appreciate location and finish.

### Vestibule and Entrance Hall

Decorated in neutral tones with timber dado rail and coving to ceiling. Laminate flooring. Central heating radiator and ceiling light. Bright open space decorated in neutral tones with coving to ceiling and timber picture rail. Solid wood flooring. Central heating radiator and ceiling light. Smoke alarm. L shaped and in this area is an other central heating radiator and ceiling light. Access hatch to the roof. Double built in storage cupboards.

### Sitting Room

17'3" x 13'6" (5.28 x 4.14)

Bright room recently redecorated in pale grey with carpet flooring. Central heating radiator and attractive ceiling light fitting. Access to the conservatory. TV aerial point and wired for SKY TV. Main focal point of the room is the open fire grate with slate hearth and wood burning stove. White coving to ceiling. Double glazed window to the side.

### Conservatory

15'2" x 13'2" (4.64 x 4.03)

Beautiful addition to the property. Fully double glazed with door to the garden. Stunning views. Central heating radiator and ceiling light with ceiling fan. Tiled flooring. Furniture in here to be included in the sale.

### Dining Kitchen

13'7" x 15'9" (4.16 x 4.81)

Located to the front with double glazed windows. Recently installed kitchen with high gloss units in cream with marble effect worksurfaces. One and half bowl stainless steel sink and drainer with mixer tap. Integrated wine rack. Integrated dishwasher. Double built in electric oven and four burner gas hob with glass splashback. Chimney style cooker hood. Breakfast bar area. Central heating radiator and ceiling spotlight fittings. Access to the utility room. Integrated under counter larder fridge. Large storage cupboard with shelving. Coving to ceiling and decorated in neutral tones. Kardean flooring.

### Utility Room

9'7" x 5'9" (2.94 x 1.77)

Located to the rear with a double glaze window. Decorated in neutral tones with tiled flooring and tiling to splashback areas. Floor units with granite effect worksurfaces. Space for washing machine and tumble drier. Single bowl stainless steel sink and drainer with mixer tap. Ceiling light and central heating radiator. Gas boiler is located in here. Timber door to garage

### Master Bedroom

10'3" x 13'9" (3.13 x 4.20)

Spacious and bright room located to the front with double glazed windows. Range of two sets of built in wardrobes with folding mirrored doors. Decorated in a shade of aqua blue with carpet flooring and coving to ceiling. Central heating radiator and ceiling light (. Access to the en suite.

### Ensuite Shower Room

10'1" x 5'6" (3.09 x 1.69)

Located to the side with a double opaque glazed window. Comprises of three piece white suite of wash hand basin, WC and shower enclosure. The shower enclosure is aqua panelled to full height and houses a shower run off the boiler. The wash hand basin is set onto vanity unit with storage below. Tiled to full height in the remainder of the room with tiled flooring. Chrome heated towel rail and recessed ceiling spotlighting.

### Bedroom 2

11'9" x 9'0" (3.60 x 2.76)

Double room located to the front with double glazed windows. Central heating radiator and ceiling light. Decorated in neutral tones with carpet flooring.

### Bedroom 3/Dining Room

9'10" x 10'5" (3.00 x 3.19)

Located to the rear with double glaze windows. Decorated in neutral tones with carpet flooring and central heating radiator. Ceiling light. Versatile room that could be used for a variety of purposes. Stunning views from here out.

### Bedroom 4

7'9" x 9'10" (2.37 x 3.00)

Large single room located to the side. Double glazed window. Central heating radiator and ceiling light. Built in wardrobe. Decorated in shades of neutral with carpet flooring.

### Bathroom

7'6" x 7'5" (2.30 x 2.28)

Located to the front with double glazed opaque window. Comprises of three piece suite of wash hand basin, WC and bath. Tiled to full height in a white tile. The wash hand basin has vanity furniture for storage. Chrome heated towel rail. Tiled flooring. Recessed ceiling spotlighting.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and sofas in the conservatory included in the sale. Curtains and blinds also included.

#### Services

Mains drainage, water, gas and electricity.



**Offers:**

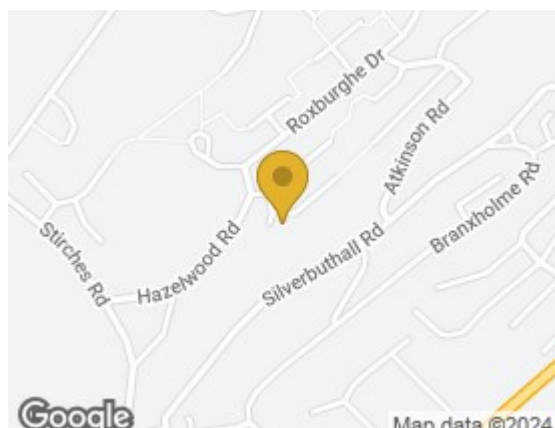
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>83</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>69</b>	<b>83</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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